

MSHDA
Comments and Recommendation on
Modification of the Qualified Allocation Plan (QAP)
May 22, 2007

Comments from:
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The MHOC and the member non-profit agencies assist people with disabilities in become home owners.

My comments are on the lack of affordable/accessible, subsidized apartments being built with funding from MSHDA. Looking at people with disabilities receiving SSI income that can not find a subsidized affordable/accessible apartment is considering trying to purchase a house. This population of people are at such a low income of SSI in 2007 is \$623 per month and some get \$42.00 per quarter, I think through DHS, which adds \$14.00 to a month equaling \$637 a month income.

A breakdown of numbers

\$623.00 SSI per month
\$ 14.00 1/3 of \$42.00 per quarter
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\$637.00 per month
.25% the mortgage lets lender gross up non taxable income
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\$159.25
\$623.00 SSI
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\$796.25 used to calculate a mortgage payment
.45% the percent amount this mortgage product lets borrower use toward a mortgage payment
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\$358.00 a mortgage payment

Now subtract mortgage payment from monthly income.

\$637.00 monthly income
\$358.00 mortgage payment
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\$279.00 remains to pay electric, gas, phone, trash, water/sewer, money toward a lawn mower, general house maintenance and save for repairs.

The mortgage payment of \$358.00 is 56.2% of monthly income of \$637.00.
A subsidized apartment payment is \$191.00 per month which is 30% of \$637.00 monthly income.

I encourage MSHDA, QAP to increase the number new apartments have units affordable to people receiving SSI income.

Thank you,
Daryl Domke